

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22180

Property Information

property address: 405 E 21ST ST
legal description: CITY OF BRYAN, BLOCK 44, LOT 9, 10
owner name/address: FLORES, PEDRO & ELIDIA
403 E 21ST ST
BRYAN, TX 77803-4120
full business name: Res
land use category: single-fam Res type of business: _____
current zoning: C3 occupancy status: occ.
lot area (square feet): 11500 frontage along Texas Avenue (feet): _____
lot depth (feet): 115 sq. footage of building: 792
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
100 ft.

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): wood frame
building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front,
fr=9 / str side=55 / prop side=18 / rear=73
approximate construction date: _____ accessible to the public: ☐ yes ☒ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no N/A
other improvements: ☒ yes ☐ no (specify) incomplete chain link fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 6
lot type: ☐ asphalt ☐ concrete ☒ other gravel
space sizes: 18 sufficient off-street parking for existing land use: ☒ yes ☐ no N/A
overall condition: under med
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *N/A*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: *Minimal - couple of trees + palms*

Outside Storage

☒ yes ☐ no (specify) *metal barrels + household items, toys*
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no *N/A*

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
